



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: JUN 19 2015

CASE NO.: CPC-2015-1556-ZC-HD
CEQA: ENV-2011-2158-MND

Council District: 13 – O'Farrell
Plan Area: Hollywood
Request(s): Zone/Height District Change

Applicant: Robert D. Champion, Highland Selma Venture, LLC
Representative: Jerry Neuman, Liner Law, LLP

Location: 1600, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1616 ½, 1618, AND 1618 ½ N. HIGHLAND AVENUE; 1600, 1606, 1612, 1616, AND 1622 N. MCCADDEN PLACE; 6709, 6757, 6757 ½, 6759, 6759 ½, 6761, 6763, 6765, 6767, 6773, 6775, AND 6777 W. SELMA AVENUE

At its meeting on May 28, 2015, the following action was taken by the City Planning Commission:

1. **Approved** a **Zone Change** and **Height District Change** to remove the "D" Limitation, changing the zone from C4-2D and CD-2D-SN to **C4-2** and **CD-2-SN**.
2. **Adopted** the attached **Conditions of Approval**.
3. **Adopted** the attached **Findings**.
4. **Found** that the previously adopted Mitigated Negative Declaration No. **ENV-2011-2158-MND** is adequate environmental clearance.

RECOMMENDATIONS TO THE CITY COUNCIL:

1. **Recommend** the City Council **adopt** a **Zone Change** and **Height District Change** to remove the "D" Limitation, changing the zone from C4-2D and CD-2D-SN to **C4-2** and **CD-2-SN**.
2. **Recommend** the City Council **adopt** the attached **Findings**.
3. **Recommend** the City Council **Find** that the previously adopted Mitigated Negative Declaration No. **ENV-2011-2158-MND** is adequate environmental clearance.

Moved: Perlman
Seconded: Ahn
Ayes: Katz, Segura, Dake-Wilson
Recused: Ambroz
Absent: Choe, Mack
Vacant: One

Vote: 5 - 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Effective Date / Appeals:

The Commission's determination is final as of the mailing date of this determination and is not appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Ordinance, Conditions of Approval, Findings
City Planner: Debbie Lawrence

FINDINGS

General Plan Findings

1. **General Plan Land Use Designation.** The subject site is located within the Hollywood Community Plan, which was adopted by the City Council on December 13, 1988 (pursuant to Council File 86-0695-S1). The existing Community Plan designates the land use of the subject lots as Regional Center Commercial with corresponding zones of C4-2D and C4-2D-SN. The requested zone change would not change the zone, but would remove a "D" Limitation that limits the FAR on the site to 2:1. The zone change would be consistent with the proposed General Plan Land Use Designation and is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.
2. **General Plan Text – Framework Element.** The Citywide General Plan Framework text defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space/conservation, economic development, transportation, and infrastructure/public services. The Framework Element's Land Use Chapter (Chapter Three) establishes general principles to encourage growth and increase land use intensity around transit nodes, to create a pedestrian oriented environment while promoting an enhanced urban experience and provide for places of employment. The proposed project would be in conformance with several goals of the Framework as described below.

Objective 3.2 Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Objective 3.4: Distribution of Land Use: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards.

The above objectives seek to concentrate commercial development in existing commercial districts and in areas that are able to support such development that are in close proximity to rail and bus transit stations. The site is located along a major transit corridor, Highland Avenue, and is a block from the intersection of Hollywood Boulevard and Highland Avenue. This area is served by local and regional bus lines operated by the Los Angeles County MTA and the Los Angeles DOT, including the MTA Metro Rapid 780 and Metro buses. Additionally, the project is only one block from the Metro Red Line Station at the intersection of Highland Avenue and Hollywood Boulevard. The project takes advantage of the location by offering a mixed-use project with residential units and ground floor commercial uses.

Additionally, the Framework Element's Economic Development Element establishes general principles to encourage economic viability through the distribution of different businesses.

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Objective 7.3: Maintain and enhance the existing businesses in the city.

Objective 7.6: Maintain a viable retail base in the city to address changing resident and business shopping needs.

The removal of the "D" Limitation will provide an economic and social benefit to the residential, commercial, and other types of businesses located in the area. As the project was approved for a mixed-use development, it will generate an additional number of employees, who will likely patronize the various retail businesses and restaurants in the area. In addition, it will be a source of jobs for nearby residential uses.

The above objectives seek to concentrate commercial development in existing commercial corridors and in areas that are able to support such development because of their close proximity to rail and bus transit stations. They also encourage the development of general commercial uses, which support community needs. Additionally, this would provide an opportunity for continued investment in the surrounding local Hollywood vicinity.

3. **Community Plan Text.** The Hollywood Community Plan provides an official guide to the development of the Community, proposing locations for various types of land use. Following are the relevant land use goals and policies:

To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

To promote economic well-being and public convenience through allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.

The Hollywood Center shall function as the commercial center for Hollywood and surrounding communities....Developments combining residential and commercial uses are especially encourage in this center area.

The approved mixed-use developing combining residential and commercial uses is located within the Hollywood Center, identified in the City's Framework Element as a Regional Center. These centers contain a diversity of uses such as corporate and professional offices, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities and supporting services. The development of sites and structures integrating housing with commercial uses is encouraged in concert with supporting services, recreational uses, open spaces, and amenities.

Regional Centers are typically high-density places whose physical form is substantially differentiated from the lower-density neighborhoods of the City. Generally, regional centers will range from FAR 1.5:1 to 6:1 and are characterized by six- to twenty-story (or higher) buildings as determined in the community plan. Their densities and functions support the development of a comprehensive and inter-connected network of public transit and services.

Zone Change Findings

4. **Zone/Height District Change.** *Pursuant to Section 12.32 F of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.*

The approved project, at the intersection of Highland Avenue and Selma Avenue will include the construction of two mixed-use commercial and residential buildings ("Building A and Building B") that will include 248 residential units and 12,785 square feet of retail uses. Building A will consist of 12,291 square feet of retail uses and 134 residential units. Building B will consist of 494 square feet of retail uses and 114 residential units. Both buildings will be constructed to a height of 6 stories.

The applicant is requesting a Zone/Height District change from C4-2D and C4-2D-SN, to C4-2 and C4-2-SN, to remove the "D" Limitation on the site. During the course of the HCPU, the "D" Limitation on the subject site was amended, thereby increasing the FAR from 2:1 FAR to 3:1 FAR. However, the reinstatement of the 1988 Hollywood Community Plan rescinded the limitation to an FAR of 2:1. The City Planning Commission on May 23, 2013 approved Building A to be constructed to a 3.6:1 FAR, and Building B to be constructed to a 2.99:1 FAR.

As the project is entitled pursuant to the adopted approvals described above, the removal of the "D" Limitation to allow development of the project as approved, is consistent with public necessity, convenience, general welfare and good zoning practice. The project will provide a high quality project that incorporates existing uses on the site and will be scaled and massed in a manner compatible to the surrounding development and neighborhood character. The project will provide much needed residential housing in an urban center, and is located just one block away from a major transit hub, at Hollywood and Highland.

The area is characterized by other mixed-use projects, commercial uses, and high density residential. As conditioned, the project will be designed in harmony with the existing neighborhood and minimize impacts on neighboring properties. The project, at the recommended floor area, height, scale, design and layout, will be a compatible addition to the local neighborhood and will provide a sense of place to the stretch of Highland Avenue between Hawthorn and Selma Avenues that is distinct and unique in its design.

The proposed Zone Change to remove the "D" Limitation preserves and strengthens an existing, viable commercial development within a mixed residential and commercial neighborhood. The recommended Zone Change is consistent with the Regional Commercial Land Use Designation in that the underlying zoning will remain the same. The requested Zone Change is therefore compatible with the existing development of the community, consistent with the Hollywood Community Plan and is consistent with public necessity, convenience, general welfare and good zoning practice. The action, as recommended, has been made contingent upon compliance with the "Q" Conditions imposed herein, which make all future projects subject to discretionary review.

CEQA Findings

A Mitigated Negative Declaration (ENV-2011-2158-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Neighborhoods Projects Division of the Planning Department in Room 621, 200

North Spring Street. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt that the Mitigated Negative Declaration, imposed the conditions shown in that document on this approval. No specific project is proposed as part of this approval, therefore no new environmental impacts are identified.

CONDITIONS OF APPROVAL

2. **Use.** Use of the subject property shall be limited to the use and area provisions of the C4-2 and C4-2-SN zone, permitting a mixed use development as defined by 12.16 of the Los Angeles Municipal Code (LAMC), except where conditions herein may be more restrictive. All other conditions established through approval of Case No. CPC-2011-2157-ZV-SPR, including Condition No. 1 and Condition No. 3 through Condition No. 72, shall apply. Residential uses and retail commercial uses shall be permitted.

DETERMINATION LETTER
CPC-2015-1556-ZC-HD
MAILING DATE: 06/19/15

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